

limitation as to any legal right or privilege of the Mortgagee:

(a) Release any person liable for payment of any indebtedness secured hereby or for performance of any obligation provided for herein;

(b) Extend the time or agree to alter the terms of payment of any of the indebtedness;

(c) Accept additional security of any kind;

(d) Consent to the creation of any easement in, on, or over the Premises or any covenants restricting use or occupancy thereof;

(e) Release or otherwise deal with any property, real or personal, securing the indebtedness, including all or any part of the property encumbered hereby.

23. Mortgagee shall be subrogated to the lien of any and all prior encumbrances, liens, or charges paid and discharged from the proceeds of the Note hereby secured; and even though such prior liens have been released of record, the repayment of the Note shall be secured by such liens on the portions of the Premises affected thereby to the extent of such payments, respectively.

24. Mortgagor covenants and agrees that in the event it shall fail to complete the construction and furnishing of the improvements to be erected on the Premises hereby mortgaged in accordance with plans and specifications submitted to Mortgagee on or before November 15, 1974 or if work on construction shall cease before completion and shall remain abandoned for a period of fifteen (15) days, then and in either event the entire principal sum that has been disbursed by the Mortgagee on account of the Note secured by this Mortgage, less any amounts that may have been repaid by the Mortgagor, shall then become due and payable, with all accrued interest thereon, at the option of the Mortgagee, thereafter to bear interest at the rate of fifteen percent (15%) per annum, all secured by the lien of this Mortgage.

In the event of abandonment of work upon the construction of the improvements to be erected upon the mortgaged property for a period of ten (10) days, the Mortgagee may, at its option, enter into and upon the mortgaged property and complete the construction